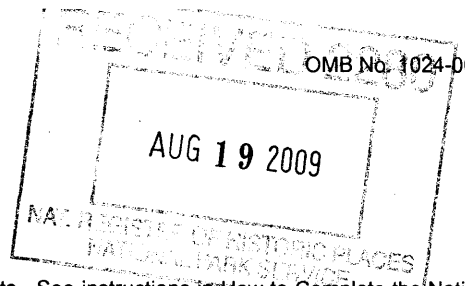


United States Department of the Interior
National Park Service

778



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name NORTH CITY HISTORIC DISTRICT

other names/site number n/a

2. Location

street & number Roughly bounded by Castillo Dr., San Marcos Ave., Old Mission, US1 n/a not for publication

city or town Saint Augustine n/a vicinity

state Florida code FL county Saint Johns code 109 zip code 32202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Barbara C. Mattick / Interim SHPO 8/11/2009
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
 - See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

[Handwritten Signature]

10/1/09

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
184	88	buildings
		sites
		structures
		objects
184	88	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE: specialty store

DOMESTIC: single dwelling

RELIGION: religious facility

Current Functions

(Enter categories from instructions)

COMMERCE: specialty store

DOMESTIC: single dwelling

RELIGION: religious facility

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th CENTURY: Exotic Revival

LATE VICTORIAN: Queen Anne

Late 19th & Early 20th C. Movements: Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation BRICK; CONCRETE

walls WOOD

CONCRETE

roof ASPHALT; METAL

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING

Period of Significance

c.1879-1935

Significant Dates

n/a

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

Pacetti, B.E.; Reyes, John A.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

10. Geographical Data

Acreage of Property 42

UTM References

(Place additional references on a continuation sheet.)

1	17	469020	3307970
Zone		Easting	Northing
2	17	469330	3307990

3	17	469600	3307490
Zone		Easting	Northing
4	17	469100	3307460

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Walt Marder, Architect; Barbara E. Mattick, DSHPO, Andrew Waber, Historic Sites Specialist

organization Bureau of Historic Preservation date August, 2009

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name various

street & number n/a telephone n/a

city or town n/a state n/a zip code n/a

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 North City Historic District
St. Augustine, St. Johns Co., FL
Description

SUMMARY

The North City Historic District is a primarily residential neighborhood located northwest of the colonial city of St. Augustine. Its period of significance is ca. 1879-1935. The district encompasses five historic subdivisions, twenty-four irregularly shaped blocks defined by narrow streets, and forty-two acres. It includes 185 contributing and 86 non-contributing buildings. One of the contributing buildings was previously listed in the National Register in 1999. Sixty-eight percent of all buildings are contributing. Over half of the noncontributing buildings are very small ancillary buildings that are not visible from the street. They, along with 36 contributing ancillary buildings, contribute to the dense concentration of resources that is a distinguishing characteristic of the district. Most historic buildings are residential with a few commercial storefronts concentrated on San Marco Avenue. They range in height from one to two-and-one-half stories. Most are frame-vernacular structures, but a few exhibit definable features associated with architectural styles such as Moorish Revival, Queen Anne, Colonial Revival or American Four-Square, and Bungalow. The district contains some of the earliest examples of the use of concrete block as a building material in the United States, many of them displaying small-scale classical cast concrete columns on the front porches. It possesses an important concentration, linkage and continuity of buildings united by plan and physical development.

SETTING

St. Augustine is located on the east coast of Florida, approximately 35 miles south of Jacksonville and 55 miles north of Daytona Beach. The city lies on a peninsula bounded on the east by the Matanzas Bay and North River and on the west by the St. Sebastian River. Several major state and federal highways, including US Highway 1, Interstate 95 and Florida A1A, serve as the major thoroughfares into the city. The North City Historic District lies north of the historic downtown core of St. Augustine. It is bordered on the east by State Road A1A/Alternative US1 (San Marco Avenue) and on the west by US Highway 1 (Ponce de Leon Boulevard) and extends from Castillo Drive north to Old Mission (historically St. Louis Avenue). It is roughly rectangular in form. Several historic districts previously listed in the National Register of Historic Places are located near the North City District. These are the St. Augustine Historic District and Model Land Company Historic District to the south, and the Abbott Tract Historic District to the east.

Development in the North City Historic District followed a logical pattern. The earliest subdivisions were generally located nearest the colonial city and spread north over time. The Jacksonville Road, now San Marco Avenue, served as an axis, dividing grants of lands and later subdivisions on its east and west sides. Major streets generally extended east and west from San Marco at right angles. North-south streets paralleling San Marco were generally secondary and contained lesser concentrations of houses. Street patterns have been heavily influenced by colonial land holding patterns with streets being located on boundaries between adjoining grants. All streets are currently asphalt paved. The form of subdivisions was an irregular gridiron pattern. Lots

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 North City Historic District
St. Augustine, St. Johns Co., FL
Description

were typically rectangular in form with 50 to 75 foot fronts and generous depths. Many blocks have interior alleys.¹

The North City Historic District is a densely developed residential neighborhood with commercial areas along San Marco Avenue and US Highway 1. All of the commercial properties along U.S. 1 are excluded, while a few historic commercial resources between Hope Street and Rohde Avenue are included. Part of the attractiveness of the district is its mature stands of trees, particularly live oaks. The quality of the natural setting is remarkable given that the area was clear of trees and large shrubs for defense purposes prior to 1821. Formal landscapes were associated with many of the more prominent properties, particularly in the southern portion of San Marco Avenue. Remnants of these historic landscapes remain in interior blocks of the district, but those along San Marco have been lost to commercial development. The historic oak canopy along San Marco Avenue was removed when the street was widened during the 1950s. The Garnett Orange Grove in Garnett Subdivision was a famous tourist attraction until the construction of US 1 in the 1950s. The orange grove was subsequently cut down and replaced with hotels and commercial buildings. This commercial development defines the northern boundary of the district.

PHYSICAL DESCRIPTION

The North City District is one of the oldest neighborhoods outside the colonial city of St. Augustine. Excluding the colonial city, it contains many of city's earliest subdivisions and one of the greatest concentration of 19th century buildings. Subdivisions within the district with high concentrations of 19th century buildings are Kingsland Addition, Rohde, Masters Tract, and Garnett Addition. Given its period of development, the area has a Victorian or Flagler Era flavor. It contains scattered examples of architectural styles and influences such as Queen Anne and Moorish Revival. The Colonial Revival and Bungalow are common post-1900 styles. Buildings in the district overwhelmingly date from the mid-1880s to 1930. Many of the earliest and most substantial residences in the proposed district were located on San Marco Avenue in the blocks nearest the colonial city. Most of these have been lost to commercial development, particularly during the post-World War II era, or adapted for commercial use. Commercialization of San Marco began with the construction of the Dixie Highway and trolley lines along San Marco in the pre-1930 era (Photograph #1). They were usually built on the front property line with no setback. Motels, gas stations and convenience stores are common post-World War II building types and are out of character with the historic architecture of the area. These latter commercial buildings frequently replaced earlier residential and commercial buildings and are characterized by contemporary architectural styles, larger building footprints, and parking in front (Photographs #2-6).

¹ William R. Adams, Robert H. Steinbach, Michael C. Scardaville, David Nolen, and Paul Weaver. "Historic Sites and Building Survey of St. Augustine, Florida." (St. Augustine, FL: St. Augustine Preservation Board, 1980): 34-43.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 North City Historic District
St. Augustine, St. Johns Co., FL
Description

Residential construction follows distinct patterns on streets radiating west from San Marco. Residences tend to be older and larger the closer they are to this main thoroughfare. Those residences farthest from San Marco are often smaller and of more recent construction. The western edge of the North City District has been heavily impacted the construction of US 1 in the mid-1950s. Since then numerous residences have been lost to demolition and commercialization. The architecture along US 1 since the mid-1950s is similar to that along San Marco (Photographs #4-5). The northern boundary of the district is defined by Old Mission Avenue. Beyond Old Mission to the north was the Garnett Orange Grove. Large-scale commercial buildings, primarily hotels (Photograph #6), have replaced the Garnett Orange Grove.

ARCHITECTURAL STYLES

Frame Vernacular (137 examples in the district)

The Masters House at 102 San Marco Avenue (Photograph #7) is the oldest building in the North City District, constructed circa 1879. The Masters House shows an influence of the Greek Revival style, often found on buildings in Florida constructed during the post-Civil War era prior to the arrival of the railroad. It is one of the few remaining examples of braced-frame construction in St. Augustine. Its Greek Revival influence is expressed through the symmetrical organization of its main elevation, a front-facing pedimented gable roof, 6/6 light sash windows in a regular fenestration pattern, and cornice returns. It rests on brick piers and is sheathed with a wood, horizontal weatherboard siding. It has a two-tiered entrance porch with jig-sawn brackets and front and rear balustrade.

Frame Vernacular residences with a balloon frame structural systems range from one to two-and-one half storied in height. Influences of the Gothic Revival and Queen Anne style are found among these residences throughout the district. 19 Old Mission Avenue (Photograph #8), with its steeply pitched, cross gable roof is an example of the influence of the Gothic Revival. As do other frame vernacular buildings in the district, it has a pier foundation, balloon frame structural system, horizontal board siding, and full width entrance porch.

Small, one-story wood frame cottages are concentrated on the west end of Grove Street and along Bernard Street (Photographs #9-11). These buildings have pier foundations, balloon frame structural systems, horizontal board siding, and full width entrance porches. They are generally austere and utilitarian in design with little decorative detailing. Porches are usually the location of any architectural detailing. Such detailing includes jig-sawn balustrades, turned and chamfered porch columns and cast concrete piers and columns.

17 Grove Avenue, constructed c. 1895, is a post-railroad example of Frame Vernacular construction (Photograph #12). This residence rises two-and-one-half stories in height, with rectangular ground plan, a wood balloon frame structural systems, horizontal, weather board sheathing and brick pier foundations. The balloon frame structural system contributes to the vertical expression of the building. The vertical emphasis is further

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 North City Historic District
St. Augustine, St. Johns Co., FL
Description

expressed through a steeply pitched gable roof to accommodate attic space. A cross gable breaks the roof plane and provides additional light and air to the attic interior. It has a two-tiered entrance porch, supported by chamfered posts. The fenestration is regular. Windows are double-hung sash in a 2/2 light pattern, typical of the late nineteenth century. Doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Larger two and two-and-one-half story wood frame residences are concentrated on Rohde and Cincinnati avenues (Photographs #13-16). These buildings also have pier foundations, balloon frame structural systems, horizontal board siding, and full width entrance porches. They are more complex in design than frame buildings in other parts of the district, with irregular plans and massing and more decorative detailing, again reflecting the influence of the Gothic and Queen Anne styles. The porches are usually the location of most architectural detailing. Such detailing includes jig-sawn balustrades, turned and chamfered porch columns and cast concrete piers and columns.

27 Cincinnati Avenue (Photograph #17) is a good example of the American Foursquare with Colonial Revival influences. The Colonial Revival styling is expressed by its symmetrical square plan and mass. It has a two-and-one-half-story wood platform frame structural system. It has a tall hip roof, a hip dormer and a one-bay wide centrally placed entrance porch. Its fenestration pattern is regular and symmetrical, consisting of singly placed and paired double-hung sash windows in a one-over-one light pattern.

The house at 21 Bernard Street (Photograph #18) is an example of the Shotgun style. The building embodies the shotgun style with its narrow, one-room wide facade and a front facing gable roof. The building rests on concrete block piers and has a rectangular floor plan. The main facade consists of a full-facade front porch, a main entrance aligned to the west and a 6/6 double-hung sash window aligned on the east side of the building. The exterior fabric is wood siding and the building contains a gable vent near the roofline. The front-gabled roof is covered with sheet metal.

Moorish Revival

The Walker House at 33 Old Mission Avenue (Photograph #19) is an important example of the Moorish Revival style in St. Augustine, and the only one in the district. Built in 1894 and listed in the National Register in 1999, the Walker House is an important example of the style. Identifying features of the style include a flat roof, with a heavily ornamented Moorish style parapet. The Walker House also has an unusual Moorish style fence along its front property line.

Queen Anne

A two-story wood frame example of the style is located at 7 Old Mission Drive (Photograph #20). Its Queen Anne styling is expressed through its steeply pitched gable roof with an intersecting cross gable; an irregularly

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5 North City Historic District
St. Augustine, St. Johns Co., FL
Description

shaped floor plan; decorative purlins in the gable ends, a one-story, wrap-around veranda with a jig-sawn balustrades and decorative brackets between turned porch roof supports; multi-paned double-hung sash windows in a 2/2 light pattern; and a massive corbelled chimneys. Like most examples in North City it lacks a corner tower or turret that characterizes many examples of the style.

Italianate

20 Rohde Avenue (Photograph #13) is the lone example of the Italianate style in the North City Historic District. Identifying features of the style include its boxy, two-story mass, a regular, symmetrical fenestration pattern, a low-pitched roof with widely overhanging eaves and decorative brackets, tall narrow windows, and window heads with elaborated crowns. Many examples featured a square cupola or tower, although this building does not.

Bungalow

14 Hope Street (Photograph #21) is a one of a number of Bungalows concentrated along Hope Street. It is a one-story building with a rectangular ground plan and a low-pitched, front-facing gable roof with cornice returns and wide eave overhangs. The porch is the most dominant feature of the building. It is full width and with rusticated concrete block walls and piers. The piers support locally produced cast concrete columns.

Masonry Vernacular

Several one story or one-part commercial blocks are located along San Marco Avenue in the North City District. 56-58 San Marco Avenue (Photograph #1) is one of the best examples. It is a one-story, freestanding building constructed of red brick in a running bond pattern. Designed as a retail store, 56-58 San Marco features five storefront bays. Each storefront is formed by brick knee walls or bulkheads, piers, and spandrels and glass show windows. Diamond shaped vents are located in the spandrels. The main elevation is completed by a flat-roof with a brick parapet and a simple, rectangular brick frieze formed by the piers and corbelling. A storefront of similar design is located at 72-74 San Marco Avenue (Photograph #22) in the adjacent block.

MATERIALS

Concrete Block

Some of the best examples of the use of concrete block and cast concrete as a building material are found in North City. Concrete block construction in St. Augustine is distinctive for its mixture of coquina with Portland cement to form the concrete used in the blocks. It was a common material for foundation piers, garden walls and gateposts. Rock-faced concrete block was used on residences at 15 Old Mission Avenue (Photograph #23), 17 Old Mission Avenue (Photograph #24), and 21 Cincinnati Avenue (Photograph #25). The most high style example of the use of concrete block is 24 Cincinnati Avenue (Photograph #26). Designed with Colonial

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6 North City Historic District
St. Augustine, St. Johns Co., FL
Description

Revival features, it displays cast concrete columns and concrete block walls and landscape components. It is one of the best examples of the use of this material in the city. In contrast, is the austere, utilitarian in design of the North City Baptist Church at 15½ Bernard Street (Photograph #27) that features a concrete block veneer with little decorative detailing.

NON-CONTRIBUTING BUILDINGS

Non-historic buildings number eighty or about thirty percent of the buildings in the historic district. These buildings either post-date the period of significance or are substantially altered and thus are out of character with the architecture of the district. The majority of non-contributing buildings (52) consist of outbuildings such as garages, garage apartments and sheds erected after 1940. Typically, they are associated with a historic residence and are located at the rear of the property. There are also seventeen primary dwellings in the district constructed after 1940. An example is 19 Bernard Street (Photograph #28), a simple masonry vernacular concrete block dwelling built in 1948. The building has stucco siding, an attached hip roof porch protecting the main entrance, and sheet metal applied to the main gable roof. Another example is 34 Cincinnati Avenue (Photograph #29). It has a similar design, materials, and date of construction.

A few historic buildings are noncontributing because of non-historic alterations. The house at 11 Cincinnati Avenue (Photograph #30) was historically a frame vernacular building with a single entrance on the main facade. Recent alterations include a large one-story addition to the front entrance that features an enclosed front entrance, Queen Anne style tower to the east of the building, and a second story balcony. The original fenestration on the building consisted of 2/2 DHS windows on the first story, 2/1 SHS windows on the second story and a louvered window near the roofline. The first story addition features 15-light fixed windows and three light clerestory windows immediately above. The fenestration of the tower addition features 18-light fixed windows. The second story windows and the window immediately below the roofline have been replaced by 6/6 DHS windows.

Another example of a historic building not contributing due to non-historic alterations is 15 Cincinnati Avenue (Photograph #31). A prominent original feature of 15 Cincinnati Avenue was the 12 one-light awning windows on the main facade. Eight long rectangular awning windows were on the west side of the main entrance while four shorter square awning windows were to the east. The awning windows have since been replaced by wood trellises. The columns on the porch, once freestanding, have been inset into the front addition. The frame vernacular building maintains several original features, including multiple roofs, with a secondary low-pitched gable roof topped by a steeper pitched main gable roof. The residence at 38 Rohde Avenue (Photograph #32) is a frame vernacular building featuring a large gable dormer over the main entrance. The original dormer featured an inset balcony that has since been filled in by a wood frame addition to the dormer.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

CONTRIBUTING RESOURCES

Address	Style	Date	FMSF #
<u>Bernard Street</u>			
15	Frame Vernacular	1894	8SJ262
15 ½	Masonry Vernacular	1930	8SJ263
20	Frame Vernacular	1894	8SJ264
21	Shotgun	1894	8SJ265
27	Frame Vernacular	1930	8SJ268
28 ½	Frame Vernacular	1910	8SJ269
29	Frame Vernacular	1894	8SJ270
30	Frame Vernacular	1894	8SJ271
31	Frame Vernacular	1894	8SJ272
32	Frame Vernacular	1894	8SJ273
33	Frame Vernacular	1894	8SJ274
34	Frame Vernacular	1894	8SJ275
35	Frame Vernacular	1894	8SJ276
36	Frame Vernacular	1930	8SJ277
<u>Cincinnati Avenue</u>			
5	Frame Vernacular	1904	8SJ570
7	Frame Vernacular	1894	8SJ571
9	Frame Vernacular	1894	8SJ572
12	Frame Vernacular	1904	8SJ575
13	Frame Vernacular	1924	8SJ576
14	Frame Vernacular	1894	8SJ577
14 ½	Accessory Dwelling	1924	8SJ578
14B	Garage Apartment	1924	
16	Frame Vernacular	1904	8SJ580
17	Masonry Vernacular	1910	8SJ581
18	Frame Vernacular	1930	8SJ582
18 ½	Garage Apartment	1930	8SJ583
18B	Accessory dwelling	c.1930	
19	Frame Vernacular	1920	8SJ5260
20	Frame Vernacular	1917	8SJ584
21	Frame Vernacular	1917	8SJ585
22	Frame Vernacular	1904	8SJ586

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

22 ½	Garage Apartment	1930	8SJ587
23	Frame Vernacular	1917	8SJ588
24	Masonry Vernacular	1917	8SJ589
24 ½	Garage Apartment	1924	8SJ590
25	Bungalow	1924	8SJ591
27	Frame Vernacular	1924	8SJ592
28	Frame Vernacular	1910	8SJ593
30	Bungalow	1917	8SJ594
31	Frame Vernacular	1910	8SJ595
32	Frame Vernacular	1910	8SJ596
32A	Outbuilding	c.1930	
33	Frame Vernacular	1924	8SJ597
35	Frame Vernacular	1917	8SJ598
36	Frame Vernacular	1910	8SJ599
38	Frame Vernacular	1930	8SJ600
39	Frame Vernacular.	1917	8SJ601
39A	Outbuilding	c.1930	
39B	Outbuilding	c.1930	
41	Frame Vernacular	1917	8SJ603
42	Frame Vernacular	1930	8SJ604

Dupont Lane

7	Frame Vernacular	c.1930	8SJ771
7 ½	Outbuilding	c.1930	
8	Frame Vernacular	c.1910	8SJ768
10	Frame Vernacular	c.1910	8SJ769
10A	Outbuilding	c.1930	
11	Frame Vernacular	c.1924	8SJ770
12	Garage Apartment	c.1935	8SJ5261
14	Frame Vernacular	c.1924	8SJ722

East Lane

5	Frame Vernacular	c.1924	8SJ773
5A	Outbuilding	c.1930	
9	Frame Vernacular	c.1917	8SJ654

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 9 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

First Street

10 Frame Vernacular c.1924 8SJ816

Fletcher Lane

2 Frame Vernacular c.1930 8SJ818
3 Frame Vernacular c.1924 8SJ819
4 Frame Vernacular c.1930 8SJ820
6 Frame Vernacular c.1924 8SJ821

Grove Avenue

8 Frame Vernacular 1924 8SJ887
12 Frame Vernacular 1930 8SJ889
14 Frame Vernacular 1924 8SJ890
16 Frame Vernacular 1924 8SJ892
17 Frame Vernacular 1894 8SJ893
22 Frame Vernacular 1899 8SJ897
22A Outbuilding c.1930
23 Frame Vernacular 1917 8SJ898
24 Frame Vernacular 1899 8SJ899
25 Frame Vernacular 1911 8SJ900
27 Frame Vernacular 1899 8SJ902
30 Frame Vernacular 1917 8SJ904
32 Frame Vernacular 1917 8SJ905
33 Frame Vernacular 1899 8SJ906
33 ½ Garage Apartment 1910
34 Frame Vernacular 1910 8SJ907
36 Bungalow 1904 8SJ908
37 Frame Vernacular 1894 8SJ909
39 Frame Vernacular 1894 8SJ910
40 Frame Vernacular 1904 8SJ911
41 Frame Vernacular 1894 8SJ912
43 Frame Vernacular 1899 8SJ913
46 Frame Vernacular 1899 8SJ914
47 Frame Vernacular 1903 8SJ915
47A Outbuilding c.1930
52 Bungalow 1930 8SJ917

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 10 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

54	Bungalow	1924	8SJ918
54A	Garage	c.1930	
56	Garage Apartment	1924	8SJ919
56 ½	Frame Vernacular	1917	8SJ920

Hope Street

8	Masonry Vernacular	1924	8SJ935
10	Frame Vernacular	1924	8SJ936
10½	Frame Vernacular	1924	8SJ937
12	Frame Vernacular	1924	8SJ938
14	Frame Vernacular	1924	8SJ939
15	Frame Vernacular	1917	8SJ940
15 ½	Outbuilding	1927	
16	Frame Vernacular	1924	8SJ941
18	Frame Vernacular	1924	8SJ942
20	Frame Vernacular	1924	8SJ943
20A	Garage	c.1930	
22	Frame Vernacular	1924	8SJ945
23	Frame Vernacular	1930	8SJ3676
26	Bungalow	1924	8SJ946
26 ½	Garage Apartment	1930	8SJ947
26B	Garage	1930	
27	Frame Vernacular	1910	8SJ948
28	Frame Vernacular	1930	8SJ949
28A	Outbuilding	c.1930	
30	Masonry Vernacular	1930	8SJ951
32	Frame Vernacular	1924	8SJ952
32A	Garage	c.1930	
33	Frame Vernacular	1927	8SJ5264
33A	Frame Outbuilding	c. 1930	
34	Frame Vernacular	1930	8SJ953

Loring Street

3	Frame Vernacular	c.1930	8SJ1184
4	Frame Vernacular	c.1910	8SJ1185
5	Frame Vernacular	c.1924	8SJ1186

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 11 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

Old Mission Avenue

5	Bungalow	1917	8SJ1453
7	Frame Vernacular	1894	8SJ1454
15	Masonry Vernacular	1910	8SJ1455
17	Masonry Vernacular	c.1910	8SJ1456
19	Masonry Vernacular	1910	8SJ1457
23	Frame Vernacular	1899	8SJ1458
25	Frame Vernacular	1894	8SJ1459
25 ½	Accessory dwelling	c.1930	
29	Frame Vernacular	1894	8SJ1461
33	Moorish Revival	1894	8SJ1462

Riberia Street

1 (Formerly 11 Grove Ave.)	Frame Vernacular	c.1904	8SJ888
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Rohde Avenue

5	Frame Vernacular	1887	8SJ1743
6	Frame Vernacular	1904	8SJ1744
6 ½	Garage Apartment	1930	8SJ1745
7	Frame Vernacular	1894	8SJ1746
8	Frame Vernacular	1904	8SJ1747
9	Frame Vernacular	1894	8SJ1748
10	Frame Vernacular	1930	8SJ1749
11	Frame Vernacular	1894	8SJ1750
11A	Garage	c.1930	
13	Frame Vernacular	1894	8SJ1751
13 ½	Garage Apartment	1930	8SJ1752
14	Frame Vernacular	1885	8SJ1753
15	Frame Vernacular	1904	8SJ1754
16	Frame Vernacular	1924	8SJ1755
16 ½	Frame Vernacular	1917	8SJ1756
19	Frame Vernacular	1904	8SJ1757
20	Italianate	1885	8SJ1758
22	Frame Vernacular	1904	8SJ1760
23	Frame Vernacular	1917	8SJ1761

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 12 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

26	Frame Vernacular	1924	8SJ1762
27	Frame Vernacular	1904	8SJ1763
27A	Garage	c.1930	
28	Frame Vernacular	1904	8SJ1764
29	Frame Vernacular	1917	8SJ1765
30	Frame Vernacular	1910	8SJ1766
31	Frame Vernacular	1924	8SJ1767
31A	Outbuilding	c.1930	
33	Frame Vernacular	1917	8SJ1768
33A	Outbuilding	c.1930	
34	Frame Vernacular	1930	8SJ1769
35	Frame Vernacular	1930	8SJ1770
36	Frame Vernacular	1910	8SJ1771
37	Bungalow	1924	8SJ1772
40	Frame Vernacular	1917	8SJ1774
41	Frame Vernacular	1924	8SJ1775
42	Frame Vernacular	1917	8SJ1776
43	Frame Vernacular	1917	8SJ1777
44	Frame Vernacular	1914	8SJ1778
45	Frame Vernacular	1917	8SJ1779
45A	Frame Outbuilding	c. 1930	
47	Garage Apartment	1924	8SJ1780

San Marco Avenue

56-58	Masonry Vernacular	c.1924	8SJ2021
60	Frame Vernacular	c.1917	8SJ2022
62	Masonry Vernacular	c.1924	8SJ2023
72-74	Masonry Vernacular	c.1924	8SJ2026
76-78	Frame Vernacular	c.1904	8SJ2029
82	Frame Vernacular	c.1904	8SJ2032
88	Masonry Vernacular	1930	8SJ5224
102	Frame Vernacular	c.1879	8SJ2034

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 13 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

NON-CONTRIBUTING RESOURCES

Bernard Street

8	Outbuilding	after 1957	
19	Single-family dwelling	1948	8SJ3642
23	Single-family dwelling	1998	
25	Single-family dwelling	1998	
29A	Garage	after 1957	
36A	Garage	1953-57	

Cincinnati Avenue

10	Single-family dwelling (altered)	1899-1904	8SJ573
11	Single-family dwelling (altered)	1899-1904	8SJ574
12 ½	Accessory dwelling	1949	
13A	Garage	1953-57	
15	Frame Vernacular	1924	8SJ579
15A	Garage	1953-57	
17A	Garage	1953-57	
20A	Garage	1953-57	
21A	Garage (ruinous)	1953-57	
25A	Garage	1953-57	
26	Frame Vernacular	1949	8SJ3695
26 ½	Garage Apartment	1949	8SJ5119
28A	Outbuilding	1953-57	
30A	Garage	1953-57	
31A	Garage	1953-57	
33A	Garage	1953-57	
34	Single-family dwelling	1952	8SJ5120
40	Frame Vernacular	1917	8SJ602
41A	Garage	1953-57	

Dupont Lane

8A	Outbuilding	1953-57	
11A	Outbuilding	1953-57	
13	Single-family dwelling	1971	

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 14 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

East Lane

13	Frame Vernacular.	c.1917	8SJ774
15	Frame Vernacular	c.1917	8SJ775

First Street

21	Single-family dwelling	1976	
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Fletcher Lane

1	Frame Vernacular	c.1930	8SJ817
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Grove Avenue

6	Frame Vernacular	1924	8SJ886
14A	Garage	1953-57	
17A	Outbuilding	after 1957	
18	Single-family dwelling (altered)	1887-90	8SJ894
20	Single-family dwelling (altered)	1910-17	8SJ896
24A	Outbuilding	1953-57	
26A	Outbuilding	1953-57	
27A	Outbuilding	after 1957	
28	Frame Vernacular	1910	8SJ903
34A	Garage	after 1957	
43A	Garage	after 1957	
46A	Outbuilding	1953-57	
48	Single-family dwelling	1956	8SJ5152
52A	Garage	after 1957	

Hope Street

16A	Garage	after 1957	
18A	Garage	after 1957	
21	Single-family dwelling	1948	
22 ½	Garage Apartment	1953-57	
27A	Outbuilding	after 1957	
29	Single-family dwelling (altered)	1904-1910	8SJ950
30A	Garage	1953-57	
33B	Garage	1953-57	

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 15 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

Loring Street

6	Single-family dwelling	2001	
7	Single-family dwelling	1989	
33	Garage Apartment (AKA 36 ½ Cincinnati Ave)	1953-57	8SJ5170

Old Mission Avenue

5A	Garage	1953-57	
7A	Garage	after 1957	
11	Theater auditorium	1975	
21	Single-family dwelling (altered)	1894-1899	8SJ1458
23½	Accessory dwelling	1970	
27	Office building	1999	
27 ½	Accessory dwelling	1999	
31A	Outbuilding	1999	

Rohde Avenue

4	Warehouse/Storage	1978	
4A	Salon/Spa	1978	
7A	Garage	1953-57	
10A	Garage	after 1957	
14A	Garage	after 1957	
17	Single-family dwelling	1983	
20A	Outbuilding	1953-57	
21	Single-family dwelling	2004	
22A	Outbuilding	1953-57	
26A	Outbuilding	1953-57	
28A	Outbuilding	1953-57	
30A	Outbuilding	1953-57	
35A	Outbuilding	1953-57	
38	Bungalow	1924	8SJ1773
38A	Outbuilding	1960	
39	Single-family dwelling	2004	
40A	Garage	1953-57	
47A	Shed		

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 16 North City Historic District
St. Augustine, St. Johns Co., FL
Inventory

San Marco Avenue

60A	Storage Building	after 1957
76-78A	Storage Building	after 1957
76-78B	Storage Building	after 1957

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

SUMMARY

The North City Historic District is locally significant under Criterion A in the area of Community/Planning and Development. It is important to note that the North City Historic District is one of several neighborhoods that once constituted a larger area of development collectively known as North City. The district encompasses one of the oldest neighborhoods outside the colonial city. Associated with the Flagler Era, it was developed during a period of unprecedented growth in St. Augustine. The Flagler Era began in 1885 when Henry Flagler arrived in St. Augustine and ended with his death in 1913. Flagler's vision was the transformation of the Ancient City into the Winter Newport, a counterpoint to Newport, Rhode Island, a summer resort for the nation's wealthy elite. While Flagler was not directly associated with development in North City, his presence attracted other prominent developers, and stimulated investment in land improvements and building construction throughout the city. Developers such as Henry Rohde of Cincinnati, Ohio; Henry P. Kingsland of New York City; D.H. Cherry of Lauderdale, Tennessee; and Dr. Reuben Garnett of St. Augustine acquired largely undeveloped lands, formed subdivisions, and constructed many of the earliest dwellings in the North City District. The earliest building dates from c.1879, but concentrated development of the district extended from the mid-1880s until about 1935. Little additional development occurred in the district until non-historic, primarily commercial construction, began in the mid-1950s.

The district is significant under Criterion C for its embodiment of an important period of architecture, architectural styles and materials. Wood-frame residences are the overwhelming building type, with some historic masonry commercial structures on San Marco Avenue. The district also contains scattered examples of the Moorish Revival, Queen Anne, Italianate, Colonial Revival and Bungalow. Perhaps most significant are some of the earliest examples in Florida of the use of cast concrete block, embodied by the 1888 Horace Walker House that was listed in the National Register of Historic Places in 1999, and a number of other buildings, such as those on Cincinnati Avenue. The North City District embodies an important period of development in the history of the City of St. Augustine. It contains a high concentration of historic buildings that embody St. Augustine's sense of time, place and historical development through their location, design, materials, workmanship, feeling and association, and provide an important link the city's architectural heritage.

HISTORIC CONTEXT

The history of the area north of the colonial city of St. Augustine, generically know as North City, extends to the very founding of the settlement. Archaeologist Kathleen Deagan believes the Fountain of Youth Property contains the site of the original settlement of St. Augustine, established in 1565 by Pedro Menendez. During the colonial period (1565-1821), the area was used as a defense perimeter for military purposes with limited agriculture.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

Following the attack of Colonel James Moore from South Carolina in 1702, the Spanish developed the area north of the Castillo de San Marcos as a defensive perimeter. Completed in 1719, the Hornabeque, or Hornwork, was an earthwork defense line. It extended from a cove at the Mission Nombre de Dios property west near Cincinnati and Rohde avenues, in the North City District, to the St. Sebastian River.² In 1784, the Spanish reacquired Florida and re-occupied St. Augustine. They revamped the defenses north of the colonial city. They abandoned the Hornabeque, which was in ruinous condition, and designed a new defense perimeter know as the Mil y Quinientas or 1,500 varas (Spanish yards). The Spanish issued land grants in this area with the requirement that the grantees grow only low-lying crops, build only temporary structures, and keep the area clear of trees and dense undergrowth. Grants were typically three to five acres and located on both sides of the Mil y Quinientas Road. The Mil y Quinientas remained an important land organization in North City after Spain transferred Florida to the United States in 1821. Under the terms of the Adams-Onis Treaty of 1819, which formalized the transfer of Florida to the U.S., the U.S. government agreed to recognize all legitimately held Spanish claims in Florida.

Intensive development of the area began after the United States acquired St. Augustine and the Spanish province of East Florida in 1821. The area contains extant buildings dating from the Antebellum Period, but most date from the late nineteenth century Flagler Era and the early twentieth century, particularly the Florida Boom of the 1920s. Many of St. Augustine's 1920s subdivisions were not fully developed until after World War II. The construction of US Highway 1 (Ponce de Leon Boulevard) in the mid-1950s exerted considerable developmental pressure on the area. Commercial development on US Highway 1 and San Marco Avenue remains the primary threats to historic buildings in North City.

During the 1820s, the government established the Board of Land Commissioners of East Florida to review Spanish claims. In 1830, the Board of Land Commissioners reviewed all claims in the Mil y Quinientas, which the United States Congress subsequently confirmed. This legal process maintained the continuity of land holding patterns between the two historic periods (the Second Spanish Period and the American takeover) and influenced the geographic layout of North City well into the 20th century.

During the 1830s, North City remained largely agricultural. It contained two of the main roadways leading from St. Augustine. The Picolata Road crossed the San Sebastian River at the present location of Florida State Road 16 north of North City. It connected with the Jacksonville Road, formerly the Mil y Quinientas Road, and provided access to the St. Johns River at Picolata landing. The Jacksonville Road, now San Marco Avenue, began at the City Gates and led north to Jacksonville.³

² Ibid., 20-21.

³ Adams, et al, "Historic Sites and Buildings Survey," 24; Scardaville, "Abbott Tract Historic District," n.p.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

During the late 1830s, North City became the first area outside the colonial city to be systematically developed and settled. The pioneer developer of North City was Peter Sken Smith. Smith, a land speculator from Philadelphia, served as Brigadier General in the Florida Militia in the Second Seminole War. He was also a board member of the Southern Life Insurance and Trust Co. of St. Augustine, one of the first banks in Florida. The Second Seminole War (1835-1842) was an economic boom for St. Augustine. St. Augustine was the major staging area for the war. Large numbers of troops quartered here, and the federal payroll expanded the demand for local goods and services. The population swelled as refugees from the Florida interior sought protection from marauding Indians. The demand for housing consequently grew.⁴

In response to this housing demand, Peter Sken Smith began the first subdivision development in St. Augustine outside the colonial city. In 1837, Smith purchased the two southernmost grants in the Mil y Quinientas from Jose Noda, an immigrant from the Canary Islands. In 1838, he platted lots and blocks and named the subdivision the Noda Concession. The Noda Concession extended north from the fort reservation north to Joiner Street and east from Hospital Creek to the Jacksonville Road. The development by Peter Sken Smith was the first known reference to the area as "North City."⁵

Just north of the Noda Concession was another Seminole War era development known as the Davis Range. In the 1820s and 1830s, William Davis, Deputy Marshall of East Florida, acquired three Mil y Quinientas grants formerly belonging to Juan Genopoly, Pedro Estopa and Juan Villalonga, all descendants of the Minorcan colonists. The Davis Range extended from Joiner to Pine Street. Land sales and house construction were more prevalent in the Noda Concession but neither subdivision became fully developed due to the end of the Seminole War in 1842 and a nationwide economic downturn in the 1840s. The area remained largely undeveloped until after the Civil War. Three ante-bellum buildings remain in the area, including the home of Lucy Abbott, a transplanted South Carolinian.⁶

Lucy Abbott (c. 1841-1929) was the leading developer in North City in the years following the Civil War. By the late 1870s, Abbott had acquired all of the undeveloped lots in the Noda Concession and most of the Davis Range. William Van Ness, a former mayor of St. Augustine, owned the remaining lots in the Davis Range. Both developers re-platted their holdings, known as the Abbott and Van Ness subdivisions. The area was known as the Abbott Tract. The Abbott Tract developed substantially during the Flagler Era and peaked about 1904. The neighborhood includes local landmarks such as the Abbott Mansion on Joiner Street and Castle Warden on San Marco Avenue. Castle Warden was the residence of William G. Warden, a former partner of

⁴ Michael C. Scardaville, "Abbott Tract Historic District," 1980, n.p.; Thomas Graham, The Awakening of St. Augustine, (St. Augustine, 1978), 33-54.

⁵ Scardaville, "Abbott Tract Historic District," n.p.; St. Johns County Deed Records, Book O, pp. 179, 205-207, 205-207, 210; St. Johns County Courthouse Map Book 1, 53; Florida Herald and Southern Democrat, July 15, 1839; Adams, et al, "Historic Sites and Buildings Survey," 26.

⁶ Adams, et al, "Historic Sites and Buildings Survey," 24.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

Henry Flagler in the Standard Oil Company. Castle Warden was the largest Moorish Revival style and poured concrete residence in St. Augustine at the time of its construction in 1887.⁷ Houses were built on most of the remaining lots in the Abbott Tract by 1930. Since that time the Abbott Tract has experienced little new construction and demolition with the exception of the western edge along San Marco Avenue. The Abbott Tract (NR 1983) is one of St. Augustine's most historically and architecturally significant areas.⁸

Southwest of the Abbott Tract is a portion of North City area is known as the San Marco Tract. The San Marco Tract extends north from Orange Street to Castillo Drive and west from San Marco Avenue to US 1. It was part of the Mil y Quinientas. In 1883 General Isaac Crafts, a developer from Boston, Massachusetts purchased the tract and constructed the San Marco Hotel, a massive five-story structure. It was at the San Marco Hotel that a guest, Henry Flagler, conceived the idea of converting St. Augustine into a winter resort for wealthy northerners.⁹ After the San Marco Hotel burned in 1897¹⁰, the City of St. Augustine maintained the tract for school and recreational purposes. San Marco Tract contains historic buildings such as the Visitor's Information Center and the Orange Street School and playgrounds associated with the City of St. Augustine and Ketterlinus School and Gymnasium. Most recently, it is the location of the City of St. Augustine Parking Garage, currently undergoing construction.

HISTORICAL SIGNIFICANCE

Opposite the Abbott Tract on the west side of San Marco is the North City Historic District, a primarily residential neighborhood in the North City area. The neighborhood extends from the south side of Grove Avenue to the south side of Old Mission (formerly St. Louis Avenue) between San Marco Avenue and US 1. It is composed of five historic subdivisions—Kingsland Addition, D.H. Cherry and Rohde subdivisions, the Masters Tract, and the Garnett Addition. According to the 1980 Historic Sites and Buildings Survey, this neighborhood has one of the highest concentrations of 19th century buildings in St. Augustine outside the colonial city.¹¹ The Kingsland Addition borders the San Marco Tract on the south and is concentrated along Grove Avenue. It is composed of most of a Mil y Quinientas grant conceded in 1807 by Governor Jose Coppinger to Juan Triay, a Minorcan. Captain John Masters, another Minorcan and participant in the capture of Seminole Chief Osceola, subsequently acquired most of the Triay Grant. In 1875, Masters sold his holdings to Henry P. Kingsland, a banker from New York, New York. In 1887, the Kingsland Subdivision was recorded.

⁷ Adams, et al, "Historic Sites and Buildings Survey," 26-27, 144-146; Scardaville, "Abbott Tract Historic District," n.p.

⁸ Scardaville, "Abbott Tract Historic District," n.p.; Morton D. Winsberg, Florida's History Through Its Places (Tallahassee: Florida State University, 1995), 108.

⁹ Adams, et al, "Historic Sites and Buildings Survey," 31.

¹⁰ "A Florida Hotel Burned," New York Times, November 8, 1897.

¹¹ Adams, et al, "Historic Sites and Buildings Survey," 66- 67.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

It contains one of the greatest concentrations of 19th century buildings in the city and includes residences associated with the local cigar industry. The district remains primarily residential with the exception of commercial uses along San Marco Avenue, Castillo Drive and US 1.¹²

The D.H. Cherry Subdivision is located east of Kingsland Addition along San Marco Avenue and Fletcher Lane. This subdivision has the same initial chain of title as Kingsland Addition. In 1913, Henry Kingsland's widow sold a portion of the former Triay Grant to D.H. Cherry, a developer from Lauderdale, Tennessee. Extant pre-1956 buildings in the D.H. Cherry Subdivision are concentrated along Fletcher Lane.¹³

To the north of Kingsland and D.H. Cherry Subdivisions is the Rohde Addition. The Rohde Addition is formed from all or part of three Mil y Quinientas grants conceded to Juan Triay, Andrew Pacetti and Bartolome Lopez. In 1868 John M. Forbes, a developer from Boston, acquired the consolidated grants. In the 1880s, Forbes sold this parcel to Henry Rohde, another developer from Cincinnati, Ohio. Rohde soon subdivided the parcel into Rohde Addition and in 1885 began selling lots and constructing many buildings that are still extant. Rohde Addition is located primarily along Rohde and Cincinnati avenues, two streets named for the developer and his place of origin, respectively. Rohde Subdivision is similar in character to the Kingsland Addition. There is commercial encroachment on the San Marco and US 1 sides, but the interior blocks contain an excellent concentration of late 19th and early 20th century residences.

The Masters Tract subdivision is located north of the Rohde Addition. Originally developed in the Flagler Era, the Masters Tract was formed from grants in the Mil y Quinientas conceded to Miguel Villalonga and General Joseph Hernandez. General Hernandez (1793-1857) was one of the most prominent Floridians of the early 19th century. Born in Spanish-controlled East Florida, he chose to remain in Florida and become a United States citizen after 1821. He was a member of the St. Augustine City Council, a Florida Territorial Representative to Congress, mayor of the city from 1848 and 1849, and Brigadier General of the Florida Volunteers during the Second Seminole War. He was primarily responsible for capturing Seminole chief Osceola under a flag of truce during the war. The pre-Civil War Hernandez Homestead stood at the corner of San Marco Avenue and Hope Street, until demolished after World War II for commercial development.¹⁴

Bernard Masters acquired the former Villalonga and Hernandez holdings in 1879, and six years later subdivided them into lots. Masters, a member of a prominent Minorcan family, built many houses in the Masters Tract. He

¹² "Florida Master Site File, 8SJ893," 1980, 2; Works Progress Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 13-14; V 172-175. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green), V. 414; Biographical File, SAHS.

¹³ "Florida Master Site File, 8SJ821," 1980, 2; St. Johns County Courthouse, Deed Book 28, p. 43; St. Johns County Map Book 2, 4.

¹⁴ Florida Master Site File, 8SJ935," 1980, 2; American State Papers; Public Lands, 5 Vols. (Washington: Duff Green), V. 414; Biographical File, SAHS.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

erected a number of small wooden dwellings along Bernard Street for black servants and workers employed by the Masters family. Hope Street, another of the principal streets in the Masters Tract, was not opened until the first decade of the 20th century. It was located on land belonging to Fountain N. Holmes and St. Johns County Sheriff C.J. Perry. The name derived from the first two letters of their last names (HoPe). The buildings in Masters Tract are generally more modest and of a more recent type of construction than those in the subdivisions to the south. The Bernard Masters House at 102 San Marco, constructed between 1879 and 1885, is the oldest building in the district and an exception to this pattern.¹⁵

The northernmost subdivision in the neighborhood, opposite the Abbott Tract Historic District, is the Garnett Addition. Spanish land grants in the Mil y Quinientas belonging to Jose Baya, Jorge Acosta, and Juan Lorenzo formed the Garnett Addition. The tract passed among several prominent owners during the 19th century, including J. J. Daniel, Buckingham Smith and Moses Levy. J.J. Daniel was president of the Florida Publishing Company, who published the Florida Times-Union. Buckingham Smith (c.1810-after 1860) was a United States diplomat and one of the earliest scholars of Spanish Florida. Moses Levy (1782-1854) founded a Jewish settlement in Florida, which was the first of its kind in the United States. He was also the father of David Levy Yulee, the first United States Senator from Florida and the first Jewish senator. Dr. Reuben Garnett (c.1838-1922), the namesake of the Garnett Addition, platted lots along San Sebastian Avenue and Old Mission Avenue between 1885 and 1894. Old Mission is the last street west of San Marco with a concentration of late 19th and early 20th century residences. These include the Horace Walker House at 33 Old Mission Avenue, a Moorish Revival, concrete block building, constructed in 1888 and listed in the National Register of Historic Places in 1999. The well-known Garnett Orange Grove, a tourist attraction for decades, was located to the north. Unfortunately, it was lost to development after the construction of US Highway 1 in the mid-1950s, and now contains a concentration of hotels and non-historic commercial buildings.¹⁶

ARCHITECTURAL CONTEXT

Frame Vernacular

Most buildings in the North City Historic District are Frame Vernacular residences. Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. In Florida and St. Augustine, braced-frame techniques characterized wood frame construction prior to the arrival of the railroad in the 1880s. Braced frame construction replaced the earlier post and beam forms, which was the predominant construction technique of the English Colonial Period in the

¹⁵ Florida Master Site File, 8SJ2033," 1980, 2; St. Johns County Courthouse, Deed Book U, p. 425.

¹⁶ Florida Master Site File, 8SJ1462," 1980, 2; American State Papers: Public Lands, 5 Vols. (Washington: Duff Green), V. 414; Works Progress Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), II, 339; St. Johns County Courthouse, Deed Book H, 136, 496; Book I-J, 26,27,30,40; Book O, 84,155,156,162; Book CC, 229; Book EE, 26; Book SS, 478; Book 2, 26; Map Book 1, 93; Map Book 3, 42; Graham, The Awakening of St. Augustine, 67,68,138,142-144.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

United States. Braced framing consisted of a combination of heavy timber frame with hewn joints and light, closely spaced vertical studs, which were machine cut. Foundations were brick, coquina, limerock or tabby piers or wood posts. Exterior cladding was clapboard, lap siding or board-and-batten. Roofs were front or side facing gable types. Windows were double-hung sash with small panes, most frequently in a 6/6 light configuration. Porches were a universal feature. They were usually full-width, shed or incised types.

From the 1880s until about 1910, the balloon-frame method of construction characterized frame vernacular architecture. Balloon-frame construction, which began in Chicago and reached Florida with the arrival of the railroad in much of the state in the 1880s, featured closely spaced two inch deep boards of varying widths joined by nails. This method of framing eliminated the hewn joints and massive timbers employed in braced frame construction. Corner posts and principal horizontal members consisted of two or more two-inch boards nailed together. Studs in multi-story buildings rose continuously from the floors to the roof. Floors were hung on the studs. Balloon framing allowed cheaper and more rapid construction of taller buildings. Brick piers provided the principal foundation type. Roofs were generally gable, hip or pyramidal. Metal roof surfacing, including ornamental metal, became common in Florida during the period. Roof forms were more complex, featuring dormers, cross gables, and other secondary roof structures. The Queen Anne style influenced the complexity of roof forms during the late nineteenth century. The style also heavily influenced the irregular massing of the buildings. Windows remained double-hung sash, but contained larger panes than in the pre-Civil War era, often in a 2/2 light pattern. Porches and verandas were also common features.

A major change in frame construction occurred about 1910 with the introduction of platform framing. With the new method, each new floor was constructed independently. Shorter studs were erected upon wooden platforms to support the overlying platform or roof. This framing system was both simpler and more rigid than the balloon framing system it replaced. By 1920, the Bungalow had become a major influence on vernacular design. As a result, the form, plan, and features of frame buildings tended to be more regular. After 1920, frame vernacular buildings often diminished to one story. In addition to height and methods of construction, frame vernacular building of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. Exterior sheathing was usually horizontal wood siding, either weatherboard or drop type. Roof types were gable or hip, covered with V-crimp or embossed sheet metal or composition or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size, generally to 1/1 lights. Bungalow windows, with a single lower light and 3, 4 or more lights in the upper sash, were typical. Porches, usually with full-width entrances, remained common.

Frame Vernacular buildings in the North City Historic District embody the full range of wood vernacular building techniques from the braced frame of the pre-railroad era, to the balloon frame of the Flagler era, and the platform frame era, which began in the early twentieth century. Before and immediately after the Civil War, house construction in St. Augustine was local in nature and dependent upon the building materials at hand.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 8 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

Builders adapted to the materials and developed individual methods and designs. The Industrial Revolution permitted standardization of building materials and exerted a significant change in vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad development associated with Henry Flagler provided inexpensive and efficient transportation for manufactured building materials.

Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs. Frame Vernacular residences in the district were boxy in form and plan, typically one to two-and-one-half stories in height, with wood, balloon frame structural systems and brick or coquina-concrete pier foundations. Plans of 19th century residences were usually rectangular, though many had L-shaped plans, which maximized cross-ventilation. Some residences had irregular plans, a result of the influence of the Queen Anne style.

After 1900, examples of the boxy, American foursquare plan were found. Gable or hip roofs usually had steep pitches that accommodate attic space. Horizontal drop siding, weatherboard and wood shingles were the most common exterior wall surface materials. Wood shingles were often used to cover roofs, but after fires in St. Augustine in 1887 and 1914, they were replaced by sheet metal and metal shingles and later by asbestos cement and composition shingles. Porches, most commonly simple entrance or end porches were common features. Porches were the location of most decorative features such as gingerbread, jig-sawn bargeboards, and decorative rafters. Fenestration was regular, but not always symmetrical. Windows were generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration was sparse and limited to ornamental woodwork.

Moorish Revival

Moorish Revival was an important architectural style in St. Augustine during the Flagler Era. There are several examples in the area of North City south of San Carlos Avenue. Moorish Revival is an eclectic style containing architectural elements with Spanish or Middle Eastern precedents. The prototype for the style in Florida is Franklin Waldo Smith's winter residence, Villa Zorayda, now known as the Zorayda Castle located on King Street. Villa Zorayda and the other Moorish Revival style buildings of St. Augustine number among the state's architectural treasures. They are significant for their style and the use of poured concrete and concrete block construction. The Moorish Revival style was adapted for a variety of building types ranging from residences to grandiose tourist hotels such as the Casa Monica. Local examples of the style include flat or low-pitched roofs, with a parapet featuring cast concrete detailing. Exterior finishes are typically poured concrete with pour lines evident or concrete block veneer. Door and window openings frequently feature ogee-arched openings. Balconies and ornamental tile are additional features. One of the best examples of the style, the Horace Walker House (NR 1999) at 33 Old Mission Drive, is located in North City. The building has a cast concrete Moorish

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 9 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

Revival fence. It is the only building in the North City currently listed in the National Register of Historic Places.

Queen Anne

Queen Anne was a popular residential building style in the United States between 1880 and 1900 and remained popular through the first decade of the 20th century. The name of the style is misleading. It actually draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw developed the style in his designs for grand manor houses during the mid-nineteenth century. The Watts-Sherman House in Newport, RI, is generally considered to be the first American example of the Queen Anne style.

The Queen Anne style was very popular in northern Florida between 1880 and 1910, as it was in most states in the South. Unfortunately, the buildings were often located close to commercial districts or along major transportation arteries. As towns grew into cities, many Queen Anne buildings were razed to create space for modern buildings. Several of the best examples in the North City District were located along San Marco Avenue between Castillo Drive and Rohde Avenue. Unfortunately, these buildings were lost after World War II to commercial development. Nonetheless, the influence of the style is clear on most streets in the district, particularly Grove, Cincinnati, Rohde and Old Mission. Most are restrained examples without the characteristic corner tower or turret. Identifying features of the Queen Anne style include steeply pitched rooflines with intersecting extensions, irregular massing, decorative truss work, and patterned shingles in the roof gables. The Queen Anne style also features veranda porches with spindle work or decorative brackets between turned porch roof supports; canted bay extensions or conical towers; various exterior fabrics, often different from one story to the next; multi-paned double-hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brickwork.

Italianate

The North City District has a single example of the Italianate style at 20 Rohde Avenue. The Italianate style, along with the Gothic Revival, began in England as part of the Picturesque Movement, a reaction to the formal classical ideals in art and architecture that had been fashionable for about two hundred years. The movement emphasized rambling, informal Italian farmhouses, with their characteristics square towers, as models for Italian-style villa architecture. Italianate houses built in the United States generally followed the informal rural models of the Picturesque Movement. In America these Old World prototypes were modified, adapted, and embellished into an indigenous style with only hints of its Latin origin.

The first Italianate houses in the United States were built in the late 1830s. The influential pattern books of Andrew Jackson Downing published in the 1840s and 1850s popularized the style. By the 1860s, the style had completely overshadowed its earlier companion, the Gothic Revival. Most surviving examples date from the

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 10 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

period 1855-80; earlier examples are rare. The decline of the Italianate style, along with that of the closely related Second Empire style, began with the financial panic of 1873 and the subsequent depression.

The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard. Italianate structures are least common in southern states, where the Civil War, Reconstruction, and the 1870s depression led to little new building until after the style had passed from fashion.

Colonial Revival

The Colonial Revival, particularly the American foursquare version of the style exerted an important influence on residential design in the North City Historic District. This was the dominant style for American residential architecture during the first half of the twentieth century. In Florida, however, the Bungalow and Spanish Revival styles surpassed the Colonial Revival in popularity. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Historically significant colonial designs formed the basis of many buildings designed for the Exposition. Publicity on the Exposition occurred simultaneously with efforts made by several national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time, a series of articles focusing on eighteenth century American architecture appeared in the *American Architect* and *Harpers*. The publicity the Colonial Revival style received helped to make it popular throughout the country.

Bungalow

The North City District also contains significant examples of the Bungalow, particularly on the west side near US 1. These Bungalows reflect the diminishing scale and more recent date of construction of the buildings farthest west of San Marco. The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. The term bungalow derives from the Bengalese *bangla*, a low house with porches, used as a wayside shelter by travelers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 11 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

The earliest American buildings, which were consciously bungalows, appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow that became so pervasive in Florida during the early twentieth century. The Bungalow residence is typically a one or one-and-one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eaves overhangs. Commonly located under the gables, the roof rafters are usually exposed and false brackets or beams. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

Masonry Vernacular

A concentration of one story or One-part Commercial Blocks is located along San Marco Avenue between Rohde Avenue and Hope Street. The term "Commercial Style" defines a building's specialized use for business or industry. Usually constructed in a contiguous manner, the design of Commercial Style buildings is confined to the street facing facade and acts as an advertisement for the business. In the United States, the first Commercial Style buildings were constructed during the 1790s in prominent urban business districts. Initially an adaptation of the row house design, these prototypes consisted of retail space on the first story and upper level residential space. The row house design, featuring storefronts adjoining one another, catered to the rising land values in urban business districts. This format became universal, spreading to cities and small towns throughout the country. In general, the level of facade ornamentation in a business district reflected the socioeconomic status of the adjacent neighborhood. Eventually, overall ornamentation, and treatment of show windows and entrances became associated with specific uses, such as theaters, hotels, restaurants, grocery stores, meat markets, and dry goods stores.

The one-part block is a one-story, freestanding building that was a popular commercial design in small cities and towns during the late nineteenth and twentieth centuries. It was adapted from the lower part of the more numerous two-part commercial blocks during the Victorian period. Often utilized for retail or office space, the one-part block is a simple rectangular building often with an ornate facade.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 12 North City Historic District
St. Augustine, St. Johns Co., FL
Significance

Concrete Block

North City features some of the best examples of the use of concrete block and cast concrete as a building material. During the next two decades, concrete block became a common material for foundation piers, garden walls and gateposts. Wood frame buildings such as the Walker House at 33 Old Mission Drive use a thinner concrete block as a veneer. In the first decade of the twentieth century, B.E. Pacetti, a local mason and contractor, produced a rock-faced concrete block used for the residences at 15 and 17 Old Mission and 17 Cincinnati Avenue. Another innovator was John A. Reyes, who developed a dry-mix method of producing coquina concrete blocks. These blocks were of high quality and popular during the 1920s and 1930s. 24 Cincinnati Avenue features cast concrete columns and concrete block walls and landscape features, and is one of the best examples of the use of this material in the city.¹⁷

ARCHITECTURAL SIGNIFICANCE

The North City Historic District embodies an important period of architecture, architectural styles and materials. Wood-frame residences are the overwhelming building type with some historic masonry commercial structures on San Marco Avenue and two historic African-American churches on Bernard Street. Also found are scattered examples of the Moorish Revival, Queen Anne, Italianate, Colonial Revival and Bungalow. Perhaps most significant are some of the earliest examples in Florida of the use of concrete, embodied by the 1888 Horace Walker House (NR 1999). A later example includes the house at 24 Cincinnati Avenue, with its cast concrete columns with "Corinthian" capitals. The North City Historic District retains a high degree of architectural integrity, linkage and continuity. The concentration and integrity of the district reflect these trends in architecture applied in St. Augustine from the beginning of Flagler Era of the 1880s through 1935.

¹⁷ Adams, et al, "Historic Sites and Buildings Survey," 160-162.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 North City Historic District
St. Augustine, St. Johns Co., FL
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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2 North City Historic District
St. Augustine, St. Johns Co., FL
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 North City Historic District
St. Augustine, St. Johns Co., FL
Geographical Data

VERBAL BOUNDARY DESCRIPTION

See scaled boundary map. The historic district is roughly bounded by San Marco Avenue on the east, US Highway 1 (Ponce de Leon Boulevard) on the west, Old Mission Drive on the north and Castillo Drive on the south.

BOUNDARY JUSTIFICATION

The boundary encompasses the general boundaries of the historic Kingsland, Rohde, Master's and Garnett subdivisions. The boundaries are further determined by man-made features and encompass the greatest concentration of historic residences and related buildings associated within the North City District.

Areas of commercial intrusion, particularly along San Marco Avenue and US Highway 1, are excluded from the district. Motels, gas stations and convenience stores are common post-World War II building types along these major state and federal highways and are out of character with the residential use, period of significance and historic architecture of the district. These commercial buildings are characterized by extreme set backs with parking in front and are surrounded by large vacant lots, where historic buildings have been demolished.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 1 North City Historic District
St. Augustine, St. Johns Co., FL
List of Photographs

LIST OF PHOTOGRAPHS

1. 56-58 San Marco Avenue, North City Historic District
2. St. Augustine (St. Johns County), Florida
3. Paul Weaver
4. 2006
5. Historic Property Associates
6. View of main (east) elevation, facing west
7. Photo 1 of 32

Items 2-5 are the same for the rest of the photographs.

1. San Marco Avenue, North City Historic District
6. View of streetscape facing southeast from Old Mission Drive
7. Photo 2 of 32

1. 42 San Marco Avenue (non-contributing), North City Historic District
6. View of main (east) elevation, facing west
7. Photo 3 of 32

1. Castillo Drive, North City Historic District
6. View of streetscape facing southeast from Castillo Drive
7. Photo 4 of 32

1. US 1, North City Historic District
6. View of streetscape, boundary facing southeast
7. Photo 5 of 32

1. Old Mission Avenue, North City Historic District
6. View of streetscape facing southwest from San Marco Avenue
7. Photo 6 of 32

1. Masters House, 102 San Marco Avenue, North City Historic District
6. View of main (east) elevation, facing west
7. Photo 7 of 32

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2 North City Historic District
St. Augustine, St. Johns Co., FL
List of Photographs

- 1. 19 Old Mission Avenue, North City Historic District
- 6. View of main (northwest) elevation, facing south
- 7. Photo 8 of 32

- 1. 28-32 Bernard Street, North City Historic District
- 6. View of main (south) elevations, facing northeast
- 7. Photo 9 of 32

- 1. Cigar Worker's houses, Grove Avenue, North City Historic District
- 6. View of main (north) elevations, facing south
- 7. Photo 10 of 32

- 1. 36 Bernard Street, North City Historic District
- 6. View of main (south) elevation, facing north
- 7. Photo 11 of 32

- 1. 17 Grove Avenue, North City Historic District
- 6. View of main (north) elevation, facing south
- 7. Photo 12 of 32

- 1. 20 Rohde Avenue, North City Historic District
- 6. View of north (main) elevation, facing south
- 7. Photo 13 of 32

- 1. 36 Rohde Avenue, North City Historic District
- 6. View of main (south) elevation, facing north
- 7. Photo 14 of 32

- 1. 30 Rohde Avenue, North City Historic District
- 6. View of main (south) elevation, facing north
- 7. Photo 15 of 32

- 1. 14 Rohde Avenue, North City Historic District
- 6. View of main (south) elevation, facing north
- 7. Photo 16 of 32

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3 North City Historic District
St. Augustine, St. Johns Co., FL
List of Photographs

1. 27 Cincinnati Avenue, North City Historic District
6. View of main (north) elevation, facing south
7. Photo 17 of 32

1. 21 Bernard Street, North City Historic District
6. View of main (north) elevation, facing south
7. Photo 18 of 32

1. 33 Old Mission Avenue, North City Historic District
6. View of main (north) elevation, facing south
7. Photo 19 of 32

1. 7 Old Mission Avenue, North City Historic District
6. View of main (north) elevation, facing south
7. Photo 20 of 32

1. 14 Hope Street, North City Historic District
6. View of main (south) elevation, facing northwest
7. Photo 21 of 32

1. 72-74 San Marcos Avenue
6. View of main (northeast) elevation, facing west
7. Photo 22 of 32

1. 15 Old Mission Avenue, North City Historic District
6. View of main (north) elevation, facing southwest
7. Photo 23 of 32

1. 17 Old Mission Avenue, North City Historic District
6. View of main (north) elevation, facing southwest
7. Photo 24 of 32

1. 21 Cincinnati Avenue, North City Historic District
6. View of main (north) elevation, facing southeast
7. Photo 25 of 32

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 4 North City Historic District
St. Augustine, St. Johns Co., FL
List of Photographs

1. 24 Cincinnati Avenue, North City Historic District
6. View of main (south) elevation, facing north
7. Photo 26 of 32

1. North City Baptist Church, 15½ Bernard Street, North City Historic District
6. View of main (north) elevation, facing south
7. Photo 27 of 32

1. 19 Bernard Street, North City Historic District
6. View of main (north) elevation, facing southwest
7. Photo 28 of 32

1. 34 Cincinnati Avenue, North City Historic District
6. View of main (south) elevation, facing northwest
7. Photo 29 of 32

1. 11 Cincinnati Avenue (non-contributing), North City Historic District
6. View of main (north) elevation, facing southeast
7. Photo 30 of 32

1. 15 Cincinnati Avenue (non-contributing), North City Historic District
6. View of main (north) elevation, facing southeast
7. Photo 31 of 32

1. 38 Rohde Avenue (non-contributing), North City Historic District
6. View of main (south) elevation, facing northwest
7. Photo 32 of 32



AREA NOT SHOWN

PINE STREET

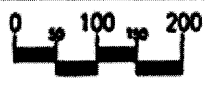
ABBOT TRACT
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(1 ST) CONTINUOUS WEST TO ZENON HUDSON

LEGEND

CONTRIBUTING BUILDING	
NONCONTRIBUTING BUILDING	
NR LISTED PROPERTY	
NORTH CITY BOUNDARY	
ABBOT TRACT BOUNDARY	
PHOTO NUMBERS	

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